



OFFICE OF THE MAYOR  
CITY OF CHICAGO

**FOR IMMEDIATE RELEASE**

December 12, 2018

**CONTACT:**

Mayor's Press Office  
312.744.3334  
[press@cityofchicago.org](mailto:press@cityofchicago.org)

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Department of Planning and Development (DPD)  
(312) 744-9267

**Mayor Emanuel Proposes City-owned Land Sale to Habitat for Humanity  
to Help Develop New, Affordable Homes in West Pullman**

Ten affordable homes would be built in West Pullman through city-owned land sales proposed to City Council today by Mayor Rahm Emanuel. The single-family homes would be built by Habitat for Humanity Chicago on eight vacant city lots at the 11900 block of South Union Ave.

"The city is working to ensure that Chicago is a more equitable place for all residents. A place where every resident has access to a safe, affordable home that meets their family's needs," Mayor Emanuel said. "This partnership with Habitat for Humanity marks another step forward in achieving our goal."

Each two-story, 1,955-square-foot home would have four bedrooms and two baths and be priced at approximately \$155,000.

Collectively valued at \$16,900, the lots would be sold for \$10 total.

The project is part of DPD's City Lots for Working Families program, which provides discounted City land to affordable housing developers that sell to qualified buyers with incomes up to 140 percent of area median income. Buyers must use the homes as their primary residences for at least five years.

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## **Mayor Emanuel Propose 62-Unit Senior Housing Development for Garfield Ridge**

A 62-unit senior apartment complex would be developed in Garfield Ridge through financial measures introduced today to City Council by Mayor Rahm Emanuel.

Planned by Cicero Senior Lofts LLC, the \$20.3 million, four-story building at 4801-57 S. Cicero Ave. would feature studio, one- and two-bedroom apartments, a community meeting room, fitness center, outdoor patio, on-site parking, and other amenities.

“Our seniors have played an important role in making Chicago the great city it is today,” said Mayor Emanuel. “The City needs to ensure that they have affordable options that allow them to age gracefully in the comfort of their homes.”

Forty eight of the units would be made available to tenants earning up to 60 percent of area median income (AMI), eight units would receive rental assistance from the Chicago Low Income Housing Trust Fund and be affordable at 30 percent of AMI, and the rest would be offered at market rates.

City support would include a \$2.3 million loan and \$1.7 million in Low Income Housing Tax Credits that would generate \$16.5 million in equity for the project. Additional funding would include a \$1.5 million private mortgage loan.

# # #

## **TIF Would Enable Improvements to Kosciuszko Park**

Improvements to Kosciuszko Park in Logan Square would be made possible through \$1.85 million in Tax Increment Financing (TIF) assistance proposed today to City Council by Mayor Rahm Emanuel.

The funding would be used by the Chicago Park District to complete window and door renovations and other upgrades to the park’s field house at 2732 N. Avers Ave. Other work would include the reconstruction of ball fields and enhancements to the park’s playground. TIF would finance the entire cost of the project.

The park dates back to 1916 and is named for the Tadeusz Kosciuszko, a Polish army officer and military engineer who fought in the American Revolutionary War.

# # #

## **Mayor Emanuel Introduces Latest Round of \$1 Lots Sales** *180 lots proposed for sale through the City’s Large Lots program*

Mayor Rahm Emanuel today introduced an ordinance to make another 180 City-owned lots across the West and South sides available to local residents for \$1 each.

“When something is working, you need to help keep it moving forward. The dollar lots program is transforming vacant lots across the City and turning them into community assets,” Mayor Emanuel

said. "This next round of lots will allow us to continue working with residents who are playing a key role in strengthening their neighborhoods."

The lots were advertised in early 2018 through the Department of Planning and Development's Large Lots program, which makes vacant, city-owned lots available to qualifying property owners for \$1. The approximately 1,130 approved applications are being presented to City Council for approval throughout the fall, winter and spring.

Nearly 1,250 lots have been sold through the Large Lots program to date. Applicants were required to own property on the same block, be current on their property taxes and have no outstanding debt to the city, among other requirements. Typically sized at about 3,125 square feet, the properties would be sold "as-is" via quit claim deeds. Most lots are being planned as green space, gardens or related uses

A new, six-week application round is projected to start in December. Visit [LargeLots.org](http://LargeLots.org) for more information.

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### **Former Cook County Hospital Proposed for Landmark Status**

The Cook County Hospital Administration Building on the Near West Side would be designated as an official City of Chicago landmark under a Commission on Chicago Landmarks recommendation submitted today to City Council.

Completed in 1914, the eight-story building at 1835 W. Harrison St. was designed by architect Paul Gerhardt in the Beaux-Arts style with terra cotta ornament. The facility played an important role as a place for medical care for early immigrants and low-income residents of all backgrounds. It became renowned as a teaching hospital and the site of a number of medical breakthroughs, including the development of the first blood bank in the country, the establishment of the first intern program for physicians, the discovery of the cause of sickle-cell anemia, and the development of surgical techniques to repair hip fractures.

Closed in 2002, the former hospital was replaced by the nearby John H. Stroger Jr. Hospital. The 345,000-square-foot structure is currently undergoing a \$135 million rehabilitation into hotel, retail and other uses.

Paul Gerhardt served as Cook County Architect and also was the designer of a host of other municipal and educational buildings throughout Chicago, including Lane Technical High School, Von Steuben High School, and Du Sable High School.

Final landmark designation was recommended by the Landmarks Commission in November.

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### **Property Tax Incentives Would Support New Industrial and Commercial Development**

Property tax incentives introduced today to City Council today would support three industrial and commercial redevelopment projects on the Northwest and Southwest sides.

**HRE Crawford LLC, 3501 S. Pulaski Road**

A Class 6(b) property tax incentive would support construction of a 1 million-square-foot speculative warehouse on the former Crawford power plant site in the Little Village Industrial Corridor. Hilco Redevelopment Partners would demolish the shuttered power plant and complete environmental remediation of the 70-acre site. The \$100 million project would include 112 dock doors, 315 trailer parking spaces, and a 338-car parking lot and serve as a distribution center for an e-commerce company, retailer, or data center user. The project would create up to 178 permanent jobs when fully leased. The incentive would reduce property taxes on the property by \$19.7 million over the next 12 years.

**Lakeside Bank, 3837 S. Halsted St.**

A Class 7(b) property tax incentive would facilitate the development of a new, two-story Lakeside Bank branch on a half-acre of vacant land in Bridgeport. The \$6.3 million facility would offer teller and drive-thru services and include on-site parking. Up to eight full-time and two part-time jobs are anticipated to be created by the project. Total tax savings over the incentive period are estimated at \$1.7 million. Lakeside bank operates six branches in Chicago and one in suburban Elmhurst.

The Cook County Class 7(b) tax incentive lowers property taxes for 12 years on qualified commercial development projects.

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